

**MINUTES OF MEETING**

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**WATERSET NORTH  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Waterset North Community Development District was held on **Tuesday, January 21, 2014 at 3:05 p.m.** at the office of Fowler White Boggs, P.A. located at 501 E. Kennedy Blvd., Suite 1700, Tampa, Florida 33602.

Present and constituting a quorum:

Alex McLeod	<b>Board Supervisor, Chairman</b>
Doug South	<b>Board Supervisor, Vice-Chairman</b>
Maja Barnat	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Matt Huber	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Erin McCormick	<b>District Counsel, Fowler White Boggs P.A.</b>
John Toborg	<b>Operations Manager, Rizzetta &amp; Company, Inc.</b>
Kelly Evans	<b>Director, Rizzetta Amenity Services, Inc.</b>
Matt Dunkle	<b>Clubhouse Manager, Rizzetta Amenity Services</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Huber called the meeting to order and read the roll call. No audience members were present.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

No audience members present.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board  
of Supervisors' Regular Meeting held on  
December 10, 2013**

On a Motion by Mr. South, seconded by Mr. McLeod, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Regular meeting held on December 10, 2013 for Waterset North Community Development District.
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**FOURTH ORDER OF BUSINESS**

**Consideration of the Operation and Maintenance Expenditures for November 2013**

Mr. Huber presented the expenditures to the Board for their review.

On a Motion by Mr. South, seconded by Ms. Barnat, with all in favor, the Board approved the Operation and Maintenance Expenditures for November 2013 (\$42,889.84) for Waterset North Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of the Operation and Maintenance Expenditures for November 2013 – Waterset Café**

Mr. Huber presented the expenditures to the Board for their review.

On a Motion by Mr. South seconded by Ms. Barnat, with all in favor, the Board approved the Operation and Maintenance Expenditures for November 2013 – Waterset Café (\$6,717.15) for Waterset North Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of the Operation and Maintenance Expenditures for December 2013**

Mr. Huber presented the expenditures to the Board for their review.

On a Motion by Mr. South, seconded by Ms. Barnat, with all in favor, the Board approved the Operation and Maintenance Expenditures for December 2013 (\$57,259.71) for Waterset North Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of the Operation and Maintenance Expenditures for December 2013 – Waterset Café**

Mr. Huber presented the expenditures to the Board for their review.

On a Motion by Mr. South, seconded by Ms. Barnat, with all in favor, the Board approved the Operation and Maintenance Expenditures for December 2013 – Waterset Café (\$7,945.72) for Waterset North Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Ratification of Series 2007 Construction Requisitions #453-#459, #461 (see recap)**

Mr. Huber presented the requisitions to the Board for their review.

On a Motion by Mr. South, seconded by Ms. Barnat, with all in favor, the Board of Supervisors ratified the Series 2007 Construction Requisitions #453-#459, #461 for Waterset North Community Development District.

**NINTH ORDER OF BUSINESS**

**Ratification of Series 2007 Construction Requisitions over \$100,000.00 #451-#452, #460 see recap)**

Mr. Huber presented the requisitions to the Board for their review.

On a Motion by Mr. South, seconded by Mr. McLeod, with all in favor, the Board of Supervisors ratified the Series 2007 Construction Requisitions #451, Ferguson Enterprises, Inc., \$101,392.93, #452, Ripa & Associates \$840,640.83 and #460, Ripa & Associates \$156,926.18 for Waterset North Community Development District.

**TENTH ORDER OF BUSINESS**

**Ratification of Contracts for Construction Executed by Chairman per Resolution 2012-02 (see recap)**

Mr. Huber presented the contracts to be ratified to the Board for their review. Mr. South noted the Ripa & Associates, LLC Waterset 2A Parks & Common Sidewalks is for new sidewalks not repairs.

On a Motion by Mr. South seconded by Ms. Barnat, with all in favor, the Board of Supervisors ratified the contracts for construction executed by the Chairman per Resolution 2012-02 for Waterset North Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Trustee Fee Reduction**

Mr. Huber presented The Bank of New York Trustee Fee Reduction to the Board.

On a Motion by Ms. Barnat seconded by Mr. South, with all in favor, the Board of Supervisors approved the Bank of New York Trustee Fee Reduction as presented for Waterset North Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Presentation of Ballenger & Company December 2013 Irrigation Field Inspection Report**

Mr. Huber presented the Irrigation Field Inspection Report to the Board.

**THIRTEENTH ORDER OF BUSINESS**

**Presentation of Field Inspection Report**

Mr. Toborg presented the Field Inspection Report for the Board.

**FOURTEENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No report.
- B. District Engineer  
No report.
- C. District Manager  
Mr. Huber noted that the next regularly scheduled Board of Supervisors' meeting will be held on February 11, 2014 at 3:00 p.m. at the office of Fowler White Boggs 501 E. Kennedy Blvd., Suite 1700, Tampa, Florida 33602.
- D. Clubhouse Manager  
Ms. Evans & Mr. Dunkle presented Beltram proposals and specifications for the Board's consideration which included a Chest Freezer \$1,695.00; Microwave \$8,595.00; Micro/Convection Oven \$9,595.00 and Rapid Cook Oven \$4,500.00 for the Waterset Café. Ms. Evans will present at the next board meeting proposals for cameras in the Bourbon Hut that will tie into the existing system.

On a Motion by Ms. Barnat seconded by Mr. South, with all in favor, the Board of Supervisors authorized the Chairman to review the True Ice Cream Freezer and the Beltram proposals outside of the meeting and make the final decisions for the for Waterset North Community Development District.

**FIFTEENTH ORDER OF BUSINESS**


**Supervisor Requests**

No Supervisor Requests.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. South, seconded by Ms. Barnat, with all in favor, at 3:39 p.m., the Board of Supervisors adjourned the meeting for Waterset North Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/ Vice Chairman